



► 3,885 SF Exposure Freestanding Industrial Property

Location

The subject property is located in the vibrant Strathcona neighbourhood of Vancouver. This location is just minutes to the downtown core, the Port of Vancouver, Gastown and major traffic arteries servicing Metro Vancouver.

Highlights

- Freestanding exposure industrial facility
- Concrete block construction
- Dock loading
- Presentable office/showroom areas
- 19' warehouse ceiling

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FOR LEASE | INDUSTRIAL

1547 VENABLES STREET

VANCOUVER, BC

Zoning

I-2 (Light industrial) - Allows for a wide variety of uses including office, showroom, manufacturing, storage, wholesaling, post-production, distribution, and some service-based businesses.

Features

- ▶ Freestanding concrete block exposure building
- ▶ 19'- 4" warehouse clear ceiling
- ▶ 3 phase - 200 amps 240V
- ▶ Dock loading with leveler
- ▶ Bonus mezzanine storage
- ▶ Open layout showroom
- ▶ Boardroom
- ▶ Coffee bar with sink
- ▶ HVAC second floor offices

Available Space

Main floor warehouse	1,898 SF
Main floor office/showroom	1,072 SF
Second floor office	915 SF
Total	3,885 SF

Lease Rate

\$20.00 PSF

Taxes & Operating Costs (2020)

\$7.50 PSF

Availability

March 1, 2021



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